

Recording requested by:

DOC # 2002-501402

09/10/2002 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY



Project: **Indiana @ Crowell**
APN 231-143-018

LL - 028 - 012

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **SINGH PONTIAC - BUICK - CADILLAC and GMC Trucks, Inc. a California Corporation**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the parcel of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: John A Swiecki 8/19/02

PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

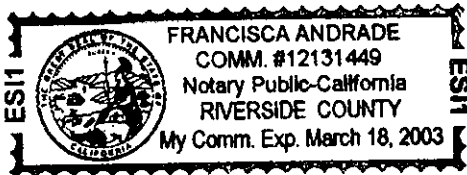
County of Riverside } ss

On 8-19-02, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
(signature)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____
() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

Mail to: Singh Pontiac - Buick - Cadillac and GMC Trucks, Inc.
16101 Washington Street
Riverside, Ca. 92504



2002-581482
09/10/2002 08:08A
3 of 5



Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

May 6, 2002

W.O. 1222-001

EXHIBIT "A"

ADMINISTRATIVE PARCEL MERGER NO. LL-028-012

PARCEL "B"

That portion of Lots 30 and 31 of Crowell Gardens as shown by map on file in Book 22 of Maps at Page 59 thereof, and a portion of Parcels 1 and 2 of Record of Survey on file in Book 25 at Page 83 thereof, both being Records of Riverside County, California, also a portion of Crowell Avenue (Lot "B") of said Crowell Gardens, vacated by Resolution No. 20204 recorded AUGUST 13, 2002 as inst. no. 447167, Official Records of Riverside County, California, described as follows:

Beginning at the most Westerly corner of said Parcel 2, said corner being on the Southeasterly line of State Highway 91 as shown on Cal-Trans Right of Way Map No. 426532 and No. 427024;

Thence N.51°34'40"E. along said Southeasterly line, a distance of 199.49 feet;

Thence N.50°34'32"E. continuing along said Southeasterly line, a distance 101.56 feet to the centerline of said vacated Crowell Avenue;

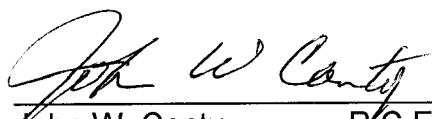
Thence S.34°00'00"E. along said centerline, a distance of 130.26 feet to a line parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of Indiana Avenue as shown on said Crowell Gardens;

Thence S.56°00'00"W. along said parallel line, also being the Northwesterly line of that parcel of land conveyed to the City of Riverside by Deed recorded December 8, 1992 as inst. no. 381443, and August 5, 1991 as inst. no. 267761, both being Official Records of Riverside County, California, and its Northeasterly prolongation thereof, a distance of 300.00 feet to the Southwesterly line of said Parcel 2;

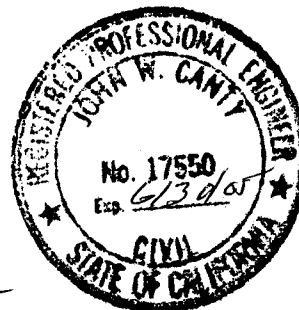
Thence N.34°00'00"W. along said Southwesterly line, a distance of 105.28 feet to the point of beginning.

The above described parcel of land contains 0.807 acres, more or less.

CANTY ENGINEERING GROUP, INC.
Prepared under the supervision of:


John W. Canty R.C.E. 17550

Aug 8, 2002
Date



DESCRIPTION APPROVAL 8/12/02
by Walter R. J. [Signature]
SURVEYOR, CITY OF RIVERSIDE

2002-501482
09/16/2002 08:00A
4 of 5



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

ADMINISTRATIVE PARCEL MERGER No. LL-028-012

A PORTION OF PARCELS 1 AND 2 OF R.S. 25/83; A PORTION OF LOTS 30 THROUGH 33 AND LOT "B" (CROWELL AVENUE) OF CROWELL GARDENS M.B. 22/59, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A.P.N. 231-143-005 & 006
OWNER: (Parcel "A")
Nejedly/Hogencamp, LLC.
6141 Riverside Avenue #3
Riverside, CA 92506

A.P.N. 231-143-018
OWNER: (Parcel "B")
Singh Pontiac-Buick-Cadillac and GMC Trucks, Inc.
16101 Washington Street
Riverside, CA 92504

SCALE: 1" = 60'

MAY 2002

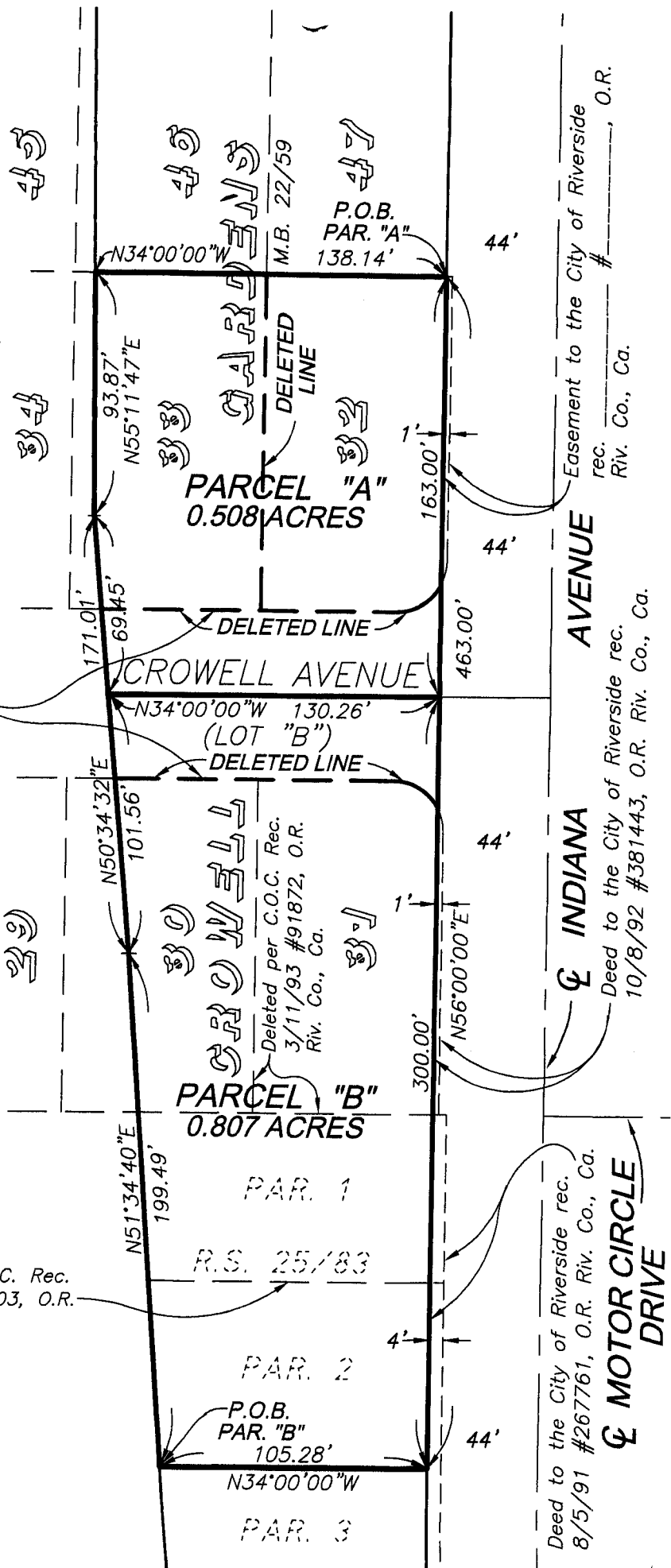
PREPARED BY:
CANTY ENGINEERING GROUP, INC.
2020 IOWA AVENUE, SUITE 102
RIVERSIDE, CA 92507

Deleted per C.O.C. Rec.
7/30/91 #259003, O.R.
Riv. Co., Ca.

STATE HIGHWAY 91 (RIVERSIDE FREEWAY)

CAL-TRANS RIGHT OF WAY MAP
NO. 426532 & 427024

VACATED BY RESOLUTION No. _____
REC. _____ INST. No. _____
_____, O.R. RIV. CO., CA.



Deed to the City of Riverside rec.
8/5/91 #267761, O.R. Riv. Co., Ca.

INDIANA AVENUE
Deed to the City of Riverside rec.
10/8/92 #381443, O.R. Riv. Co., Ca.

AVENUE
Easement to the City of Riverside
rec. # _____, O.R.
Riv. Co., Ca.

MOTOR CIRCLE DRIVE

Recording requested by:

DOC # 2002-501401

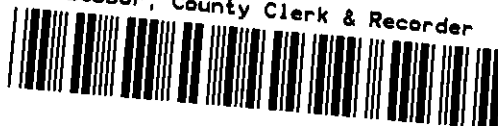
09/10/2002 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

SURVEYOR, CITY OF RIVERSIDE

Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

3

FOR RECORDER'S OFFICE USE ONLY



Project: *Indiana @ Crowell*
APN 231-143-005 & 006

LL - 028 - 012

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): *NEJEDLY/HOGENCAMP, LLC, a California Limited Liability Company*

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the parcel of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: John A Swiecki 8/19/02

PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 8-19-02, before me Francisca Andrade
(date) (name)

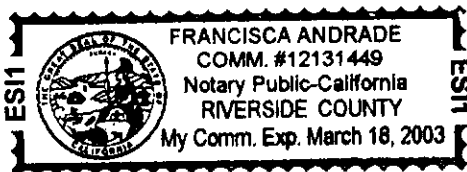
a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Francisca Andrade
(signature)



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

Mail to: Nejedly / Hogencamp LLC
6141 Riverside Ave. #3
Riverside, Ca. 92506



2002-501401
09/18/2002 08:00A
2 of 4



Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

May 6, 2002

W.O. 1222-001

EXHIBIT "A"

ADMINISTRATIVE PARCEL MERGER NO. LL-028-012

PARCEL "A"

That portion of Lots 32 and 33 of Crowell Gardens as shown by map on file in Book 22 of Maps at Page 59 thereof, Records of Riverside County, California, also a portion of Crowell Avenue (Lot "B") of said Crowell Gardens, vacated by Resolution No. 20204 recorded AUGUST 13, 2002 as inst. no. 447167, Official Records of Riverside County, California, described as follows:

Beginning at the intersection of the Northeasterly line of said Lot 32 with a line parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of Indiana Avenue as shown on said Crowell Gardens, also being the most Northerly corner of that parcel of land conveyed to the City of Riverside by Deed recorded AUGUST 14, 2002 as inst. no. 447532, Official Records of Riverside County, California;

Thence S.56°00'00"W. along said parallel line, also being the Northwesterly of said parcel of land conveyed to the City of Riverside and its Southwesterly prolongation thereof, a distance of 163.00 feet to the centerline of said vacated Crowell Avenue;

Thence N.34°00'00"W. along said centerline, a distance of 130.26 feet to the Southeasterly line of State Highway 91 as shown on Cal-Trans Right of Way Map No. 426532 and No. 427024;

Thence the following two (2) courses along said Southeasterly line of State Highway 91;

Thence N.50°34'32"E. along said Southeasterly line, a distance of 69.45 feet;


Thence N.55°11'47"E. continuing along said Southeasterly line, a distance of 93.87 feet to the Northeasterly line of said Lot 33;

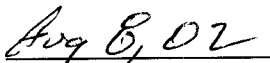
Thence S.34°00'00"E. along the Northeasterly line of said Lots 33 and 32, a distance of 138.14 feet to the point of beginning.

The above described parcel of land contains 0.508 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:


John W. Canty R.C.E. 17550


Date



DESCRIPTION APPROVAL 8/13/02
Walter R. Inc
by —
for SURVEYOR, CITY OF RIVERSIDE

2002-501401
09/10/2002 08:00A
3 of 4



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

ADMINISTRATIVE PARCEL MERGER No. LL-028-012

A PORTION OF PARCELS 1 AND 2 OF R.S. 25/83; A PORTION OF LOTS 30 THROUGH 33 AND LOT "B" (CROWELL AVENUE) OF CROWELL GARDENS M.B. 22/59, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAY 2002

SCALE: 1" = 60'

PREPARED BY:

CANTY ENGINEERING GROUP, INC.
2020 IOWA AVENUE, SUITE 102
RIVERSIDE, CA 92507



A.P.N. 231-143-005 & 006

OWNER: (Parcel "A")

Nejedly/Hogencamp, LLC.

6141 Riverside Avenue #3

Riverside, CA 92506

A.P.N. 231-143-018

OWNER: (Parcel "B")

Singh Pontiac-Buick-Cadillac and GMC Trucks, Inc.

16101 Washington Street

Riverside, CA 92504

STATE HIGHWAY 91 (RIVERSIDE FREEWAY)

CAL-TRANS RIGHT OF WAY MAP
NO. 426532 & 427024

VACATED BY RESOLUTION No. _____

REC. _____ INST. No. _____

_____, O.R. RIV. CO., CA.

Deleted per C.O.C. Rec.
7/30/91 #259003, O.R.
Riv. Co., Ca.

43

33

29

199.49'

PAR. 2

PAR. 3

N51°34'40"E 199.49'

N50°34'32"E 101.56'

N34°00'00"W 130.26'

N55°11'47"E 93.87'

N34°00'00"W 138.14'

M.B. 22/59

P.O.B. PAR. "A"

PARCEL "B"
0.807 ACRES

Deleted per C.O.C. Rec.
3/11/93 #91872, O.R.
Riv. Co., Ca.

DELETED LINE

CROWELL AVENUE

PARCEL "A"
0.508 ACRES

DELETED LINE

P.O.B. PAR. "A"

W.O. 1222-001

300.00'

N56°00'00"E

163.00'

1'

M.B. 22/59

W.O. 1222-001

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W.O. 1222-001

Deed to the City of Riverside rec.
8/5/91 #267761, O.R. Riv. Co., Ca.

DEED TO THE CITY OF RIVERSIDE

INDIANA AVENUE

Deed to the City of Riverside rec.
10/8/92 #381443, O.R. Riv. Co., Ca.

Easement to the City of Riverside

rec. # _____, O.R.

W.O. 1222-001

67-4

LL-028-012

2002-501401
09/19/2002 08:00A
4 of 4

